

3.5 Ports, Aviation and Related Facilities

GOAL 501

Monroe County shall provide aviation facilities to all existing and future residents and guests in a manner that maximizes safety, convenience, economic benefit, environmental compatibility and consistency with other elements of the comprehensive plan. [9J-5.009(3)(a)]

Objective 501.1

Because of the Florida Key's unique nature as an archipelago, Monroe County shall promote the preservation of existing airports, airstrips, and related activities.

Policy 501.1.1

Monroe County shall establish aviation related land uses adjacent to the public airports and additionally prohibit intrusion into all airport zones. Within twelve months after the effective date of the Comprehensive Plan, Monroe County shall amend the Land Development Regulations to accomplish such. [9J-5.009(3)(c)5]

Policy 501.1.2

Monroe County shall continue to prohibit structures and activities that interfere with the operation of aircraft at airports and airstrips whether public or private. Such structures and activities include but are not limited to tall structures, smoke, tall trees, and electromagnetic radiation. Within twelve months after the effective date of the Comprehensive Plan, Monroe County shall adopt Land Use District or Zoning Maps depicting the control surfaces around public and private airports [9J-5.009(3)(c)5]

Policy 501.1.3

Within twenty-four months of the effective date of the Comprehensive Plan, Monroe County shall adopt an ordinance regulating the operation of ultralights, balloons, parachutes, kites, banner towing, model airplanes and similar activities within the proximity of the public airports or private airstrips. [9J-5.009(3)(c)5]

Policy 501.1.4

Monroe County shall continue to include existing airports and airstrips in airport land use districts that only permit airport related land uses.

Policy 501.1.5

Monroe County shall encourage the development of aviation facilities and activities that relieve the traffic on U.S. 1 or serve as an alternative to U.S. 1 as a means of delivering goods and services to the community.

Policy 501.1.6

Monroe County shall provide space at public airports for a wide variety of aviation activities in order to provide a wide variety of services to the community.

Policy 501.1.7

Figure 6.1, "Key West International Airport, Tall Structures & Airspace Boundaries" and Figure 6.2, "Marathon Airport, Tall Structures & Airspace Boundaries" in the Technical Document of this Plan, are hereby incorporated by reference.

Objective 501.2

The expansion of existing or new airport and airstrip facilities shall be coordinated with the future land use, coastal management, and conservation elements. [9J-5.009(3)(b)1]

Policy 501.2.1

The development and expansion of aviation and related facilities shall be consistent with the future land use, coastal management and conservation elements. [9J-5.009(3)(c)1]

Policy 501.2.2

The Marathon and Key West airports shall be expanded to be consistent with the needs identified in the updated master plan as approved by the Board of County Commissioners.

Policy 501.2.3

Development activities to construct or expand airport or airstrip facilities shall not take place in environmentally sensitive areas unless a viable alternative is not available. Mitigation and restoration shall occur when there is no other alternative than to disturb environmentally sensitive areas. [9J-5.009(3)(c)2 & 3]

Policy 501.2.4

By January 4, 1997, Monroe County shall adopt the Land Development Regulations to regulate structures over one hundred feet and to require the structures to be lit during the day and night. Whenever possible, such structures shall be located in close proximity to each other and away from populated areas so as to not pose a threat to aircraft providing aerial spraying for mosquito control. [9J-5.009(3)(c)2]

Policy 501.2.5

By 2000, Monroe County shall study the possible purchase of the land between the existing east property line of the Marathon Airport and 107th Street in order to eliminate potential airport hazards.

Objective 501.3

Airports and airstrips shall operate in the manner to maximize safety and least adverse impact on the community.

Policy 501.3.1

Monroe County shall maintain the existing hammock along Aviation Boulevard as a buffer between the Marathon Airport and the residences to the north. [9J-5.009(3)(c)2 & 3]

Policy 501.3.2

Monroe County shall maintain and update the Key West International and Marathon Noise Exposure Maps and implement measures to minimize the adverse impacts of noise on the surrounding community. [9J-5.009(3)(c)2 and 5]

Policy 501.3.3

By January 4, 1997, Monroe County shall adopt Land Development Regulations to regulate new structures and the use of land within two hundred and fifty feet of the 65 LDN contour around public airports to reduce land uses susceptible to the adverse effects of airport noise. [9J-5.009(3)(c)2 and 5]

Policy 501.3.4

Facilities at public airports shall be built to meet or exceed federal, state, and local safety regulations as applicable.

Objective 501.4

Monroe County shall coordinate surface transportation access to existing and new public airport facilities with the traffic circulation system shown on the traffic circulation maps. [9J-5.009(3)(b)2]

Policy 501.4.1

Expansion of airport or airstrip facilities or proposed facilities shall be coordinated with the necessary expansions to the traffic circulation system by requiring the access points to highways to be built to minimize adverse impacts on traffic operations. [9J-5.009(3)(c)4]

Policy 501.4.2

Access points to public airports shall be built to the specifications of Florida Department of Transportation and Monroe County Public Works Division, as applicable.

Objective 501.5

Monroe County shall coordinate all aviation or related facilities with the plans of the Federal Aviation Administration, military services, resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes and approved by the Governor and Cabinet, the Florida Department of Transportation 5-Year Plan, and the Continuing Florida Aviation System Planning Process as adopted. [9J-5.009(3)(b)3]

Policy 501.5.1

Monroe County shall continue to participate in the development of the Florida Department of Transportation 5-Year Plan, and the Continuing Florida Aviation System Planning Process.

Policy 501.5.2

Monroe County shall continue to maintain and update a master plan, and the Airport Layout Plan for each public airport pursuant to the rules of the Federal Aviation Administration.

Policy 501.5.3

All development on and expansions of existing public airports shall be done in accordance with the updated Master Plan of the airport.

Policy 501.5.4

Monroe County shall coordinate expansions and operation of the Key West airport with the U.S. Navy.

Policy 501.5.5

Monroe County shall seek joint use of the Boca Chica Naval Air Station or its preservation as a public airport if the U.S. Navy ceases to operate the base.

Objective 501.6

Access routes to airports or related facilities shall be integrated with other modes of surface transportation. [9J-5.009(3)(b)4]

Policy 501.6.1

Monroe County shall provide space at public airports for surface transportation including but not limited to buses, limousines, taxi cabs, automobile rentals, and parking of private cars. [9J-5.009(3)(c)4]

Objective 501.7

The publicly owned airports shall be financially supported without requiring the support of general property taxes.

Policy 501.7.1

All users of airport facilities and land including but not limited to passengers, tenants, private businesses, and non-airport related government entities, shall pay fair market prices for the use of the facilities or land.

Policy 501.7.2

Monroe County shall work with the Florida Department of Transportation and Federal Aviation Administration to secure airport improvement grants.

Objective 501.8

All services to the public shall be provided at the lowest cost possible by encouraging business competition.

Policy 501.8.1

The manager of each public airport shall control surface transportation to assure adequate access to all companies and modes of transportation and thus encourage competition.

Policy 501.8.2

Monroe County shall seek to have at least three airlines operating at each public airport.

Policy 501.8.3

Monroe County shall consider the cost to consumers of goods and services when considering the issuance of monopolistic concessions at public airports.

Objective 501.9

Monroe County shall be prepared to meet emergencies and rapidly changing circumstances in the Caribbean and the Gulf of Mexico.

Policy 501.9.1

By January 4, 1997, Monroe County shall adopt Land Development Regulations containing provisions for permitting development of aviation facilities during emergencies.

GOAL 502

All existing and future residents and guests of Monroe County shall be served with ports in a manner that maximizes safety, convenience, economic benefit, environmental compatibility and consistency with other elements of the comprehensive plan. [9J-5.009(3)(a)]

Objective 502.1

Because of the Florida Key's unique nature as an archipelago, Monroe County shall promote the preservation and enhancement of the existing ports and port related activities.

Policy 502.1.1

Monroe County shall permit only port and port related land uses within the Safe Harbor/Peninsular port area of Stock Island. Within twelve months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations and amend the Land Use District Maps to only permit those land uses including but not limited to commercial and industrial port dependent uses, industry, commercial fishing, marinas, and employee housing. [9J-5.009(3)(c)5]

Policy 502.1.2

Monroe County shall permit land uses supportive, complementary or otherwise port related nearby and adjacent to the Safe Harbor/Peninsular port area of Stock Island. Within twelve months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations and amend the Land Use District Maps to only permit those uses, including but not limited to warehousing, industry, affordable housing, marine businesses, and restaurants. [9J-5.009(3)(c)5]

Policy 502.1.3

Monroe County shall encourage and facilitate the renovation and adaptation of existing port and related facilities to meet new maritime needs by seeking grants from available sources, assisting private business whenever possible, and adopting Land Development Regulations responsive to the unique requirements of a port within 24 months of the effective date of the Comprehensive Plan.

Policy 502.1.4

Monroe County shall facilitate port facilities that relieve traffic on U.S. 1 or serve as an alternative to U.S. 1 for delivering goods and services.

Policy 502.1.5

Monroe County shall support a proposal to amend the Coastal Barrier Resources System Map adopted by the Coastal Barrier Improvement Act of 1990, to delete the improved port property along the Safe Harbor entrance channel from the system unit, FL 57.

Policy 502.1.6

Within twelve months of the effective date of the Comprehensive Plan, Monroe County shall consider an ordinance allowing the Monroe County Department of Emergency Management to designate existing marinas on inhabited keys with full access to the road network to serve as emergency ports. Within twenty four months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations or other mechanisms protecting designated sites.

Objective 502.2

The expansion of existing or new port facilities shall be coordinated with the future land use, coastal management, and conservation elements. [9J-5.009(3)(b)1]

Policy 502.2.1

The development, expansion or renovation of ports and related facilities shall be consistent with the future land use, coastal management and conservation elements. [9J-5.009(3)(c)1]

Policy 502.2.2

Monroe County shall mitigate the adverse structural and nonstructural impacts from ports or related facilities upon adjacent natural resources and land uses by:

1. Working with the United States Coast Guard to assure the channels into the Safe Harbor/Peninsular area on Stock Island are maintained with lighted buoys so as to protect adjacent shallow areas.
2. Requiring the provision of pollution control devices and plans at all ports and by seeking funds to retrofit existing private and public facilities. Whenever possible Monroe County shall expedite the granting of permits for these or other facilities designed to improve or protect the environment.
3. Requiring the restoration of the environment and elimination of pollution sources during development, expansion, or renovation of ports and related facilities. [9J-5.009(3)(c)1 & 2]

Policy 502.2.3

Development activities to construct or expand port facilities shall be directed away from environmentally sensitive areas. [9J-5.009(3)(c)2 & 3]

Objective 502.3

Monroe County shall coordinate surface transportation access to port facilities with the traffic circulation system shown on the traffic circulation maps. [9J-5.009(3)(b)2]

Policy 502.3.1

Expansion of port facilities or proposed facilities shall be coordinated with the necessary expansions to the traffic circulation system. [9J-5.009(3)(c)4]

Policy 502.3.2

By January 4, 1997, Monroe County shall improve stormwater facilities on Fourth, Fifth, and Peninsular Avenues on Stock Island in order to prevent flooding.

Objective 502.4

Monroe County shall coordinate all port or related facilities with the plans of the U.S. Army Corps of Engineers, Resource Planning and Management Plan prepared pursuant to Chapter 380, Florida Statutes and approved by the Governor and Cabinet, and the Florida Department of Transportation 5-Year Plan as adopted. [9J-5.009(3)(b)3]

Policy 502.4.1

Monroe County shall participate in the development of the Florida Department of Transportation 5-Year Plan.

Policy 502.4.2

Monroe County shall coordinate port related improvements with the Key West Port and Transit Authority (PATA) by designating a member of the staff of the Planning Department to act as a liaison with PATA.

Policy 502.4.3

Monroe County, through the directors of the Department of Environmental Resources and Marine Resources, shall encourage and participate in developing pollution response plans and facilities.

Objective 502.5

Monroe County shall ensure that access routes to ports or related facilities are properly integrated with other modes of surface transportation. [9J-5.009(3)(b)4]

Policy 502.5.1

By January 4, 1997, Monroe County shall adopt land development regulations establishing design guidelines for development along truck routes and within twelve months of the effective date of the Comprehensive Plan Monroe County shall amend the Land Development Regulations defining permitted uses along truck routes. [9J-5.009(3)(c)5]

Policy 502.5.2

Monroe County shall support efforts to maintain the entrance channel into Safe Harbor at a depth consistent with coastal and Caribbean shipping vessels.

Objective 502.6

Monroe County shall be prepared to meet emergencies and rapidly changing circumstances in the Caribbean and the Gulf of Mexico.

Policy 502.6.1

By January 4, 1997, Monroe County shall adopt Land Development Regulations containing provisions for permitting development of port facilities during emergencies.

